

BK5309PG055

37-226

TRUSTEE'S DEED

003362

**TRANSFER
TAX
PAID**

I, **Neal C. Corson** of Solon, County of Somerset and State of Maine, Trustee of the **Charlotte P. Lyons, Testamentary Trust**, whose mailing address is P.O. Box 250, Madison, ME 04950, for consideration paid, grant to

^{R.}
Michelle Dugal of Winslow, County of Kennebec and State of Maine, whose mailing address is 5 Halifax Street, Winslow, ME 04901, and Gary W. Dugal, as Joint Tenants,

A certain lot or parcel of land situated on Merrifield Avenue, in the City of **WATERVILLE**, County of Kennebec and State of Maine, described as follows, to wit:

Being lots numbered Two Hundred Eight-One (281), Two Hundred Eighty-Two (282) and Two Hundred Eighty-Three (283) according to a plan of lots at Cool Street Heights Annex made for the A. F. Hutchinson Land Co., Inc. Said plan being made by Ernest W. Branch, Surveyor, dated July 5, 1923 and recorded in the Kennebec County Registry of Deeds in the Portfolio.

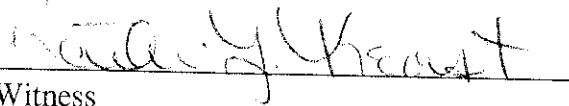
Each lot has a frontage of thirty (30) feet on said Merrifield Avenue; each lot has a depth of one hundred (100) feet, each lot contains three thousand (3000) square feet, according to said plan.

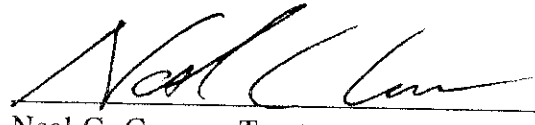
This conveyance is made subject to the following restrictions: No house or any other building shall be erected on said lots to cost less than fifteen hundred dollars (\$1,500.00), except that after such house or other building has been built such out-buildings as may be suitable and appurtenant may then be constructed. Said Grantor does not hold itself liable for the enforcement of these restrictions.

This conveyance is made subject to the easement for drainage as shown on the above mentioned plan.

Being Parcel Five as set out in a Deed of Distribution from Neal C. Corson, Personal Representative of the Estate of Charlotte P. Lyons, to Neal C. Corson, Trustee of the Charlotte P. Lyons Testamentary Trust, dated December 26, 1995 and recorded at the Kennebec Registry of Deeds in Book 5041, Page 266.

WITNESS my hand this 7th day of February, 1997.


Witness


Neal C. Corson, Trustee
Charlotte P. Lyons, Testamentary Trust

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STATE OF MAINE

Somerset, ss.

February 7, 1997

Then personally appeared the above named Neal C. Corson in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Kathi L. Keast

Kathi L. Keast

Notary Public



NEAL C. CORSON, P.A. • ATTORNEY AT LAW • 160 MAIN STREET, MADISON, MAINE 04950

RECEIVED KENNEBEC SS.

97 FEB 14 AM 11:50

ATTEST: *Theresa Ruth Manna*
REGISTER OF DEEDS